

# **CHESTNUTHILL TOWNSHIP PLANNING COMMISSION**

ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – December 17, 2008

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, December 17, 2008, at the Township Municipal Building, Rte 715, Brodheadsville, by Larry Smith

**Present:** Larry Smith, Dick Rodenbach, Dave Johnson, Matt Connell, Nick Caprioli, Dave Gordon, Atty. Tim McManus, Engineer Chris McDermott, and Township Manager David Albright.

**Absent:** Chris Eckert and Office Manager Cathy Martinelli

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

**Minutes.** On motion made by Matt Connell, seconded by Dave Johnson it was voted to approve the minutes of November 19, 2008 meeting, as distributed. (6-0)

## **Submittals:**

**Chestnuthill Township** (Lot Line Adjust&Consolidation) Reilly Assoc. Eric Snyder of Keystone Engineering (Alternate Engineer) recommended acceptance of this plan. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan for review. (6-0) (Plan date 12/03/08)

## **Plan Review:**

**Herfurth, Steward & Kathleen.** (Minor Subdivision) Effort Associates. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date April 2008) (**Open ended waiver 12/3/08**) (SEO: testing complete, planning module under review)

**Skaflestad, Clyde** (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) (**open ended waiver 6/22/06**) (Rev. 10/4/07) (SEO: Primary and reserve area testing complete)

**Hottenstein, Ester Estate** (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (SEO: planning module ready for approval)

**Kinsley's Plaza Phase I** (Prelim LDP) Niclaus Engineering. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 8/17/07) (Accepted 9/19/07) (Rev. 12/4/07, 1/30/08, 5/2/08, and 6/3/08, 12/5/08) (**open ended waiver 6/17/08**) (SEO: planning module complete)

**Applegate Land Development** (Prelim Land Dev) RJD Engineering. Representatives for RJD were present to discuss comments based on Reilly Eng. Letter dated 12/8/08. The planning commission requested additional evergreen plantings around the fencing for the dumpsters. Waivers were requested; however the planning commission asked more information on road shoulders, etc. prior to acting on them. The planning commission recommended internal sidewalks between the three proposed businesses (6-0). Helen Beers expressed concern with the small size (200 gpd) of the sewage facilities, which would severely limit allowable uses. Chris McDermott indicated the applicant needs to show sewage testing on the land development plans as well as a 15' drainage easement. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan tonight. (6-0)(Plan date 6/7/99)(Accepted 10/17/07)(**open ended waiver 12/20/07**)(Rev. 2/8/08)(SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

**Allahand, Benjamin Estate** (Minor Subdivision) Brian Courtright, PLS. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to table this plan tonight. (6-0)(Plan date Jan 2008) (**open ended waiver**)(SEO: module submitted)

**Liquid Fence Facility** (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to table this plan tonight. (6-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module under review)

**Sketch Plan.** None.

**Business from the Planning Commission.** None.

**Planning Module Approval.** None.

**Plans to be signed.**

**Other Business.** None

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 7:48 p.m. (6-0)

Respectfully submitted,

David Albright  
Acting Recording Secretary